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High 19°C /Low 12°C Scattered showers

ROSEMARY WESTWOOD

'Harper is leaving politics, and we should all be insulted'

metroVIEWS

PartNERSHIP

Winnipeg Art Gallery sets up shop at the Forks metroNEWS

Nunavut's Minister of Economic Development and Transportation Monica Ell-Kanayuk speaks about Cape Dorset artist Toonco Sharky's carving of a falcon. SHANE GIBSON/FOR METRO

Standing tall

PREMIERS POLL

Pallister more popular than peers, but not all convinced yet

Braeden Jones
Metro | Winnipeg

It isn't hard for Manitoba's new premier to stand tall, but an opinion poll released Wednesday confirms he's also in good stead with the people.

Premier Brian Pallister is the second-most popular premier in the country according to a new Angus Reid Institute (ARI) survey — finishing behind only Saskatchewan Premier Brad Wall.

Coming off a landslide election win on April 19, Pallister has the approval of 46 per cent of those surveyed.

This high mark comes after low and declining approval ratings for his predecessor, now-former premier Greg Selinger, whose last score was just 19 per cent.

It's an impressive jump — but not as significant as other new premiers have seen after an election win, and is still shy of being at least half-positive overall.

Nova Scotia Premier Stephen McNeil scored 66 per cent approval in his first quarterly survey test, and Rachel Notley — though now down to 32 per cent — had 53 per cent approval during her honeymoon phase with Albertans.

Another ARI poll released Wednesday shows Pallister still has doubters, too.

The post-election poll gathered the opinions of 450 randomly selected Manitobans, and indicates 57 per cent think Pallister and the PCs have a "hidden agenda."

That leaves just 43 per cent who think their new premier and his party "have been generally open and honest about what they plan to do in government."

Pallister's new government's tepid reception is also reflected in that just 43 per cent of those surveyed are pleased with the election result, compared to 36 per cent who are upset with it and 21 per cent who don't care either way.

It's not a ringing endorsement, but again, ARI's research suggests it's a step up from his predecessor.

Selinger's legacy isn't expected to be positive, as 56 per cent of Manitobans expect him to be remembered as a "below average" or "poor" premier, and 38 per cent indicated "poor" was most likely.

46% Pallister's approval rating

57% Percentage of Manitobans polled who suspect a "hidden agenda"

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metro NEWS
Your essential daily news

Trump protest turns violent in New Mexico, and several face charges. **World**

Reaching out to youth

FASHION

New Royalty gives sufferers of mental illness a boost

Meg Crane
For Metro | Winnipeg

With a golden crown, Winnipeg youth are getting people talking about mental health issues.

The New Royalty clothing line launched in late November of last year, with its four founders gathered to celebrate.

"We were like counting down. Then the website launched and it crashed," said Princeton Prodon, who initially came up with the idea for the company.

Right from the start, it was so popular their website couldn't handle the traffic, but they said everything is up and running smoothly now.

"I've always been motivated and passionate about clothing," said Prodon.

He and his partners, Christian Nsengiyumva, Shemar Thomas and Loizza Aquino, wanted to create clothing for millennials that looks good, but also symbolizes their support of people who are suffering from mental illness.

Nsenglyumva said they all have friends in high school and university who are dealing with depression and anxiety.

"Self-esteem and self-confidence are something that teenagers are low on," said Aquino. "We have a tendency to put ourselves down."

Christian Nsengiyumva, Pierry Delcy (white hat), Loizza Aquino (centre) and Shemar Thomas. Inset: Shemar Thomas shows off a New Royalty hat. SUBMITTED

Their hope is that people who wear New Royalty hats and shirts will spark conversations about these issues, lessening the stigma.

Nsenglyumva said they try to deliver all orders by hand so they can meet their customers and see if they can do anything to support them.

> Self-esteem and self-confidence are something that teenagers are low on.
> Loizza Aquino

He recently delivered an order to a high school student who has anxiety and was thrilled to have his New Royalty clothing delivered by one of the owners behind the brand.

"It's just been overwhelming," said Nsenglyumva about the support they've received.

While they're getting a lot of positive reactions, the company has also received some criticism.

Aquino said someone challenged them to produce clothing that fits people of all shapes, including plus sizes, which is now something she said they intend to do.

SUPER STORE

Online shopping launched

Shane Gibson
For Metro | Winnipeg

Winnipeggers tired of having to go to the store to get their grocery shopping done are in luck.

Two Winnipeg Real Canadian Super Store locations are now offering a service called Click & Collect, which allows shoppers to choose what they want to grab from the grocery store online and have someone else actually head into the aisles to pick them out.

When you're ready to venture out into the world, the groceries will be wheeled out to your waiting vehicle and loaded into your trunk for you.

"It's a new and convenient way for our customers to do their grocery shopping online," said Lauren Steinberg, director of e-commerce marketing for Loblaws. "We have over 30,000 items available on the website, and we offer the same prices, promotions, and deals that you'd see in store.

While the prices are the same online as they are in store, Steinberg said the service is only available on orders over $30, and customers will see another $3 to $5 added to their bill, depending on the day and time they want groceries delivered.

The service launched at the Super Store locations on Portage Avenue and Bison Drive Wednesday.

More information can be found and orders can be placed at shop.superstore.ca.

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PORTAGE PLACE

Insp. Cam Baldwin, Sgt. Kevyn Bourgeois and Supt. Greg Burnett with West District station's new mural. CONTRIBUTED

Police artist marks history with mural

HERITAGE

Former police departments remembered by their crests

Braeden Jones
Metro | Winnipeg

Forensic artist Sgt. Kevyn Bourgeois normally sketches unknown suspects, but he put his skills to a different use recently by painting an homage to Winnipeg's old police agencies.

What is now known as the Winnipeg Police Service's West District was once patrolled by four different police departments: The Assiniboia Police Department (1881-1969), Fort Garry Police (1913-74), St. James Police Department (1921-69) and Tuxedo Police (1913-72).

Bourgeois created a 30-foot mural in the main hallway of the West District station on Grant Avenue to honour their history. He got the idea from the Canadian Armed Forces.

"I've been to a few military facilities and they are so good at honouring their history with murals like this," he said. "They're constantly remembering their own history and paying homage to it, and themselves, so I thought it was high time that we did the same."

> **It's nice to leave a legacy.**
> Sgt. Kevyn Bourgeois

He started the project in January 2015, and spent roughly 240 hours painstakingly recreating the emblems of each former police service.

Bourgeois explained that as a uniformed officer he responds to calls like any other WPS member, and then does forensic art on an as-needed basis.

"It's traditionally 99 per cent pencil-and-paper, you do the classic drawing techniques," he said. "The mural is so different because I had so many types of material, some water-based, some oil-based, and it's also strange working on the scale of it."

In a prepared statement, West District commander Insp. Cam Baldwin said the mural is something members "take great pride in" when they walk past it every day.

"It's incredibly well done and a very strong visual reminder of the large and historic geographical area we proudly serve."

FIRE

Propane explosion at Flin Flon facility

A propane explosion has injured a person in northwestern Manitoba.

Amanda Condie of Stittco Energy says the explosion occurred at the company's propane facility just before 7 a.m. Wednesday in Flin Flon.

She says one person was injured and taken to hospital with non-life-threatening injuries.

Condie says the fire was quickly extinguished but levelled an out-building at the facility.

She says the explosion is not considered suspicious and the company will be co-operating with investigators from the Office of the Fire Commissioner.

A few businesses surrounding the area were evacuated after the blast.

A person was injured in this blast at Stittco. CONTRIBUTED/CHRISTINE MERTON

THE CANADIAN PRESS

VEGANISM

Great lengths to save a lobster's life

Meg Crane
For Metro | Winnipeg

A lobster just had the trip of his life, going from the ocean to a small Ontario town, then to Winnipeg, and finally back home again.

Christine Loughead and her partner met the crustacean they named Lobby Joe at a grocery store in Redwood, Ont.

"As vegans, being in the meat section is obviously, just, visually... a lot of dead animals and blood and carnage, but there's this one live animal just sitting there," Loughead said. "He was waiting for someone to boil him alive, and we just took him; we bought him."

Some who don't consume animal products said that by paying for Lobby Joe they supported the lobster industry.

Lobby Joe spent a few days living in a salt-water tank in Lougheads' basement.

Then on May 24, Loughead and her partner made the six-hour drive to Winnipeg, where the closest UPS store that ships live animals is located.

Lobby Joe in 'Peg. CONTRIBUTED

"They were very kind to us and they made a container that they punched holes into," said Loughead. They wrote notes that said "live lobster" and "pet" on the box.

On May 25, Lobby Joe arrived in Halifax where he was picked up by a woman Loughead met through an online vegan group.

Now, he's back in the ocean.

PROTECTION

Pilot program for exploited children

The Canada Border Services Agency (CBSA) and the Canadian Centre for Child Protection (CCCP) have launched a pilot program in Manitoba aiming to better protect missing, sexually abused, and exploited children.

The program, announced Wednesday, will see CBSA and the CCCP working together to better identify missing and abducted children, and those at risk of being exploited, at the border.

"The work of Canada Border Services Agency officers intersects with many of the issues our agency is involved with every day, so this is a natural fit," said Christy Dzikowicz, director of missing children services at the CCCP. The two agencies will also partner to better educate the public on missing children travelling safely with children aboard.

METRO

> **We are proud to work together.**
> Christy Dzikowicz

PUBLIC ENGAGEMENT

City wants help on its parking revamp

The city is looking for the public to weigh in as it reviews its residential parking program.

Both online surveys and "pop-up public engagement events" are planned to gather feedback.

The residential parking permit program has been the same in Winnipeg for 20 years, but according to a prepared statement, shifts in parking trends and needs have necessitated change.

The review includes an assessment of industry best practices, which will help inform solutions to the challenges identified by Winnipeggers.

METRO

Nunavut art store to set tongues wagging

WINNIPEG ART GALLERY

Retail gallery 'bringing Inuit culture ... to a southern' crowd

Shane Gibson
For Metro | Winnipeg

Winnipeg Art Gallery director and CEO Dr. Stephen Borys is excited by the opening of the WAG shop. SHANE GIBSON/FOR METRO

As the Winnipeg Art Gallery works towards making its multimillion-dollar Inuit Art Centre a reality, Winnipeggers can get a taste of the work coming from Nunavut artists through a new retail shop opening at The Forks next month.

The shop, called WAG@The Forks, will officially open its doors in the Johnston Terminal June 25 thanks to a partnership between the gallery and the Government of Nunavut's Development Corporation (NDC).

"Inuit art is world-famous for its beauty and uniqueness," said Nunavut's minister of economic development and transportation, Monica Ell-Kanayuk, who was in Winnipeg Wednesday for a preview of the shop and artwork. "This retail gallery will be selling some of the most vibrant and creative works available… and bringing Inuit culture and art to a southern audience."

The Government of Nunavut is providing the NDC $225,000 over the next three years to promote Nunavut artists to raise awareness of their work, increase art sales, and create more opportunities for artists.

Ell-Kanayuk is hopeful the shop at The Forks — where an estimated four million people visit every year — can help her government reach that goal.

While the retail gallery's main focus will be Inuit art, Winnipeg Art Gallery director and CEO Dr. Stephen Borys said the rotating collection would also include work by aboriginal and Métis artists, as well as well as some contemporary Canadian pieces, and prices will range from $50 to $5,000.

The space will also have a workshop space for visitors can watch artists at work.

"Every year we'll be bringing down a number of Nunavut artists who'll spend one, two, or three weeks producing works," he explained. "So people can watch them carve, then they'll be exhibited, and then they'll be sold — it'll be a full circle."

With more than 13,000 pieces in its collection, the Winnipeg Art Gallery holds in trust the world's largest public collection of contemporary Inuit art. Borys said the gallery is on pace to break ground on its $60-million downtown Inuit Art Centre within a year.

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Meteorologists predict fine summer

WEATHER

Above-normal temperatures expected but not extremes

Braeden Jones
Metro | Winnipeg

After a mild winter, hit-and-miss early spring, and a few record-hot late spring days, meteorologists say Winnipeg is in for a nice summer.

"We are expecting to see above normal temperatures throughout the summer, but not extremes," said Michael Carter, a Weather Network Meteorologist.

The lack of extremes will apparently mark a change from the long stretches of above-normal heat and drought Western Canada has seen during the past couple of summers.

When looking at a quarterly forecast and peering ahead at the next few months based on numerical models, historical data and climatology, Carter expects a mix of hot and cool spring-like weather to last until mid-summer.

"We may have some bumps in the road in terms of the true arrival of a persistent, summer-type warmth," he said. "The second half of the summer we will start averaging out warmer than normal on any given day."

Average temperatures for May hover around 18.6 C, June's average temperature is 23.2 C, July's is 25.9 C and August is 25.4 C typically.

> **What we expect is more 30-degree days.**
> Michael Carter

Carter said Winnipeg will likely see above-average temps starting in late July.

"What we expect is more 30-degree days... for most folks I think that would be considered a fairly positive thing for getting out for outdoor recreation," Carter said.

In terms of precipitation, Carter said it should be "pretty much near normal" to start the summer, which should be good for farmers, but they'll have to make hay while they're able as the late summer may be a tad dry.

"Later in the summer we may start to see that precipitation scale back a little bit," Carter said. "Hopefully by that point, the majority of the agricultural season will have passed."

BALLET SHOWCASE ON THE EDGE Royal Winnipeg Ballet dancers Julia Jones-Whitehead and Brandon Lockhart perform choreography from Sleeping Beauty Pas de Deux, part of the RWB's upcoming presentation, On The Edge. The showcase, which runs May 26 to 27 at 7:30 p.m. at the Royal Winnipeg Ballet's Founders' Studio at 380 Graham Ave., will include a mix of contemporary and classical repertoire featuring the next generation of ballet stars from School's Aspirant Program. Tickets are $10 and can be purchased online at rwb.org, in person at the RWB Customer Service Office, or by calling 1800-667-4792. SHANE GIBSON/FOR METRO

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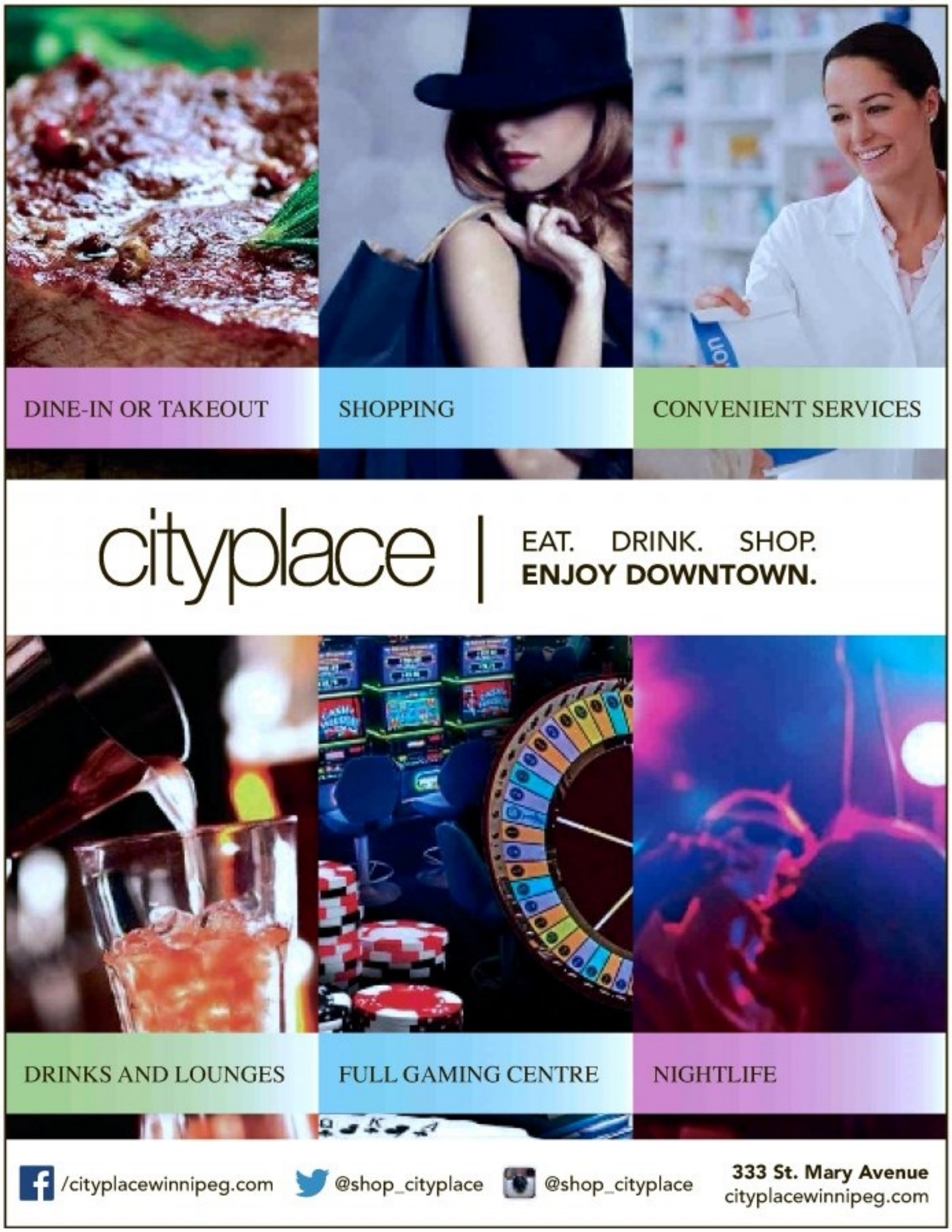

Adventures in beekeeping

APIARY

Shel Zolkewich caught the bug and started a new hobby

Shel Zolkewich
For Metro | Winnipeg

Novice beekeeper Shel Zolkewich shows off a frame from the brood box packed with bees and eggs. CLARK NORTHWOOD

Shel Zolkewich has installed two hives at her farm in the Interlake. CLARK NORTHWOOD

The reaction is always the same: "You have bees?!"

It's equal parts pleasant surprise and unbridled delight when I let people know that I've jumped on the bandwagon, taking up the hippest hobby around—beekeeping.

It's been decades since donning a geeky screened hat and veil was cool, but thanks to an increased awareness in food-sources, coupled with media coverage of the worldwide plight of pollinators, beekeeping is boutique.

When we took possession of our 163-acre farm in the Interlake last fall, I knew I wanted two things: a big garden and bees. The garden plot was already there, along with an orchard and more than 50 fruit trees. Bees were a necessity for both the garden and the orchard to flourish.

All winter I planned to take a beekeeping course, and I finally got into one this spring. The course was offered by Beeproject Apiaries, the husband-and-wife team largely responsible for bringing beekeeping into the spotlight in Winnipeg.

I wasn't completely unwise to the ways of bees. As a journalist, I'd written a lot about beekeeping, and my aunt and uncle kept bees.

I spent more than a few days spinning the extractor and marvelling at the volume of golden liquid those tiny creatures were capable of producing.

Perhaps the most astonishing thing I learned at the course was the amount of honey one hive can actually produce—an estimated 160 pounds! I immediately envisioned a mountain of jars stacked up and wondered just how many Christmas gifts it would cover.

I picked up my nucs (starter hives) one warm evening earlier this month and drove to the farm.

I set up the wooden boxes what would become their new home on the northern edge of the orchard.

The next morning, I donned my clean, white bee suit, tucked my hair into the netted hood, pulled on my long gloves and began the process of transferring the bees into their permanent hives.

I moved slowly and spoke softly (to no one but the bees). I named one hive Jean and the other Mary, in honour of my grandmothers who were no strangers to hard work.

We've had several family gatherings at the farm since the bees arrived. Occasionally, a worker bee will buzz by and land on a dandelion.

"That's one of my girls, hard at work," I boast.

FOR BEGINNERS

Nucs: A nuc is short for nucleus. It's a starter kit for beekeeping. The little box contains four frames packed with honey, pollen, eggs, larva, bees and of course, a queen.

Woodware: The square boxes are called supers. A hive can consist of a single super or a stack of them. Inside are the frames, where the honey is stored. There's also a bottom board, queen excluder, inside cover and outer cover. All these pieces are called woodware.

Safety First: Professional beekeepers seldom wear white suits, long gloves and screened veils and hats for day-to-day handling of hives, but as a beginner or hobbyist, it's a good idea to invest in these pieces. Honeybees are docile by nature, but their buzzing around your face can be alarming.

A Place for Hives: Urban beekeeping is allowed in Winnipeg, but only in the downtown area. Please visit Winnipeg.ca for the details. As an alternative, many novice beekeepers are finding spaces outside of the city to start their hobby.

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G7 to hear Canada's economic approach

POLITICS

Trudeau to tout government investment, not belt-tightening

A group of powerful world leaders is about to hear a starkly new take on what Canada thinks must be done to revive the stagnant global economy.

Prime Minister Justin Trudeau will promote Canada's growth-boosting plan to his Group of Seven counterparts this week in Japan.

Trudeau's theme: government investment is better than belt-tightening. This approach will sound different to G7 leaders than the message they likely heard from Trudeau's predecessor, Stephen Harper.

Canadian Prime Minister Justin Trudeau speaks during a press conference with his Japanese PM Shinzo Abe. THE ASSOCIATED PRESS

The ex-Conservative leader, who lost power to Trudeau's Liberals last fall, regularly called upon the global community to apply budgetary restraint.

Trudeau's approach is expected to be well-received by most of his G7 peers at the two-day summit, which begins Thursday in Japan's Ise-Shima region.

Most of the leaders have supported the use of fiscal tools to foster growth, but countries such as Germany and the United Kingdom are likely to stick to their cost-cutting approaches.

One of Canada's closest G7 allies in the anti-austerity camp is Japanese Prime Minister Shinzo Abe, who met with Trudeau and International Trade Minister Chrystia Freeland on Tuesday in Tokyo. THE CANADIAN PRESS

HALIFAX

Missing Syrian girl's photo sparks hope

Canadian relatives of a missing five-year-old Syrian girl are appealing for help after a mysterious photograph surfaced on the Internet.

Mohamed Masalmeh, a cousin of the dark-haired girl, says he's sure the photo shows Mira Akram Al Jawabrah after she was rescued from a boat that overturned off the coast of Italy in August 2014, when the girl was three years old.

Relatives were initially told Mira, her parents and three younger siblings — Yousef, Mahmoud and Maria — had drowned as they were making their way from Libya to Italy at that time, said Masalmeh, a friend of the girl's father and uncle. The boat had more than 500 refugees aboard when it sank in the Mediterranean, he said. About 200 people disappeared.

"We completely lost contact with them, and we didn't know if they were alive or not," he said.

"We assumed that everybody was dead."

A photo of the girl believed to be Mira Akram Al Jawabrah on a Syrian news website. THE CANADIAN PRESS

However, relatives later spotted the girl's picture among a series of photos on a Syrian news website showing survivors from the capsizing, he said.

"They had hope that she was still alive, and the picture proved that she was still alive," he said.

THE CANADIAN PRESS

ANIMALS

'Bonnie and Clyde' capybaras

Luke Simcoe
Metro | Toronto

Having been led on a wild capybara chase through Toronto's High Park, city officials are changing tactics in a bid to apprehend two of the giant rodents that escaped from the park's zoo.

Park supervisors have crafted an "entrapment plan" to recapture the elusive capybaras should they try to return to area near their pen, city spokeswoman Megan Price said.

The move comes after a failed two-day search involving more than 30 staff members from various city departments. In addition to the human help, the city recruited a capybara from the Hands on Exotics shelter in Toronto to help draw out the missing animals.

This capybara is helping find its missing friends. ANDRES PLANA/METRO

"Unfortunately, our sniffer capybara friend was unsuccessful," Price said.

A sighting was reported late Tuesday night near the zoo, but by the time parks staff showed up, the capybara had slipped away.

Details on the escape are limited, but Price said the animals made a break for it while being transferred to their pen Tuesday morning. The juvenile pair were being delivered to replace Chewy, the zoo's resident capybara who will be sent to another breeding program.

Contrary to reports suggesting the escaped rodents were both female, it turns out they were a breeding pair.

"So instead of Thelma and Louise, we've got Bonnie and Clyde," Price said.

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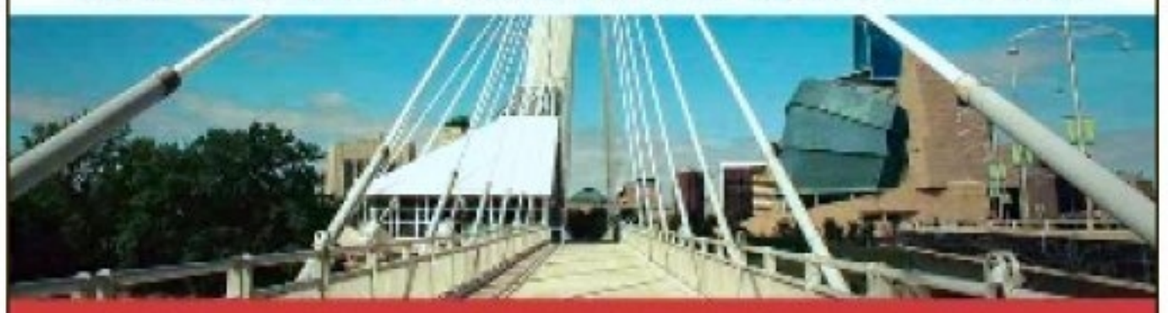

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Punks, not politics, caused Trump riot

NEW MEXICO

Authorities say unruly mobs intended to cause mayhem

A day after a riot erupted outside a Donald Trump rally, Albuquerque officials blamed the downtown melee not on impassioned politics but on an unruly group intent on creating chaos in a city that has seen more than its share of violence.

Some participants openly admitted that they set out to cause disruption. Many in the crowd were seen with gang tattoos and at one point chanted to Trump supporters that they controlled the streets.

"I woke up all hung over and stuff," said Chelsea Rae Gray, a 24-year-old musician. "And then I said, 'Let's see what kind of chaos we can get into.'" She said she came to the protest in her pyjamas and stole some Trump T-shirts from vendors during the confusion.

"Then I burned them," she said.

Cleanup crews spent Wednesday clearing away broken glass and charred debris in the largest city in the nation's largest Hispanic state. The mayor and police were tallying up the damage that spread to several blocks near historic Route 66.

> It was a riot that was the result of a mob trying to cause damage and injury to public property.
> City Council member Dan Lewis

Tuesday's gathering quickly turned from peaceful political opposition to chaos. Demonstrators stomped on patrol cars and shattered windows with rocks, authorities said.

Six officers were hurt after being hit with fist-sized rocks. They were treated at the scene, a police spokeswoman said.

At one point, a female protester was physically dragged from the stands by security. Other protesters scuffled with security as they resisted removal from the convention centre, which was packed with thousands of loud and cheering Trump supporters.

Trump responded with his usual bluster, instructing security to remove the protesters and mocking their actions by telling them to "Go home to mommy."

He responded to one demonstrator by asking, "How old is this kid?" Then he provided his own answer: "Still wearing diapers."

"It was a riot that was the result of a mob trying to cause damage and injury to public property and innocent citizens exercising their constitutional right to peaceably assemble," City Council member Dan Lewis said. THE ASSOCIATED PRESS

Riot police block off the Albuquerque Convention Center after a rally and speech by Republican presidential candidate Donald Trump in Albuquerque, N.M., Tuesday. THE ASSOCIATED PRESS

IN BRIEF

11 states suing over transgender directive

Texas and 10 other states are suing the Obama administration over its directive to U.S. public schools to let transgender students use the bathrooms and locker rooms that match their gender identity.

The lawsuit announced Wednesday includes Oklahoma, Alabama, Wisconsin, West Virginia, Tennessee, Maine, Arizona, Louisiana, Utah and Georgia. THE ASSOCIATED PRESS

UN says food aid reaches less than half of Syrians

Food aid has reached nearly half the civilians trapped in besieged areas of Syria, but much more remains to be done to help the 13.5 million in need across the war-torn nation, according to a UN report issued Wednesday. The report says there was an overall increase in fighting and a rise in civilian casualties in April. Food aid has reached over 200,000 people or 41.9 per cent of those living in besieged areas, nearly double the 21 per cent reached in March. THE ASSOCIATED PRESS

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Wildfires inflicted damage on economy

BANK OF CANADA

Disaster will cut GDP by 1.25 points in second quarter

Prime Minister Justin Trudeau and Fort McMurray Fire Chief Darby Allen look over a burned out car during a visit to Fort McMurray, earlier this month. THE CANADIAN PRESS

The Bank of Canada said Wednesday that the wildfires that razed parts of Fort McMurray, Alta., and forced the shutdown of several oilsands operations will exact a toll on the economy, but noted that it would be temporary as it kept its key interest rate on hold.

The central bank said that its preliminary assessment — its first since the disaster erupted earlier this month — suggests the fires will cut 1.25 percentage points off real GDP growth in the second quarter.

In its April monetary policy report, the bank had predicted growth at an annual rate of 1.0 per cent for the second quarter.

"While we don't know the bank's updated tracking excluding the wildfires, it's likely that the bank is tracking a contraction for the second quarter," TD Bank senior economist Leslie Preston said.

The Bank of Canada is expected to update its full outlook for the economy and inflation in its next monetary policy report on July 13, when it also makes its next rate announcement.

Despite the cut to its expectations for growth in the second quarter, the Bank of Canada kept its key interest rate at 0.5 per cent. The rate is a major factor used by Canada's big banks in determining their prime lending rates.

The central bank noted that growth in the first quarter was in line with expectations and the economy is expected to rebound in the third quarter as oil production resumes and reconstruction of the areas devastated by the fire begins.

The downgrade of the second quarter follows similar moves by economists at some of Canada's big banks.

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PHILOSOPHER CAT by Jason Logan

METRO ANALYSIS

TWO VIEWS ON HARPER'S EXIT

CHANTAL HÉBERT THE UPSIDE

His departure should clear the way for a much-needed Conservative pivot on climate change.

The federal Conservatives are gathering in Vancouver to praise Stephen Harper on Thursday and — if they are smart — to start burying some of his signature policies over the rest of their national convention this weekend.

It will be the first time Harper addresses his party and Canadians since his election-night defeat. It will also be the last time he speaks to the Conservatives as an elected politician. By the time the party picks his successor a year from now, the former prime minister will be long gone.

More so than Harper's parting words, his departure — expected at the end of the spring session of Parliament — should clear the way for a post-mortem the Conservatives can ill afford to avoid.

Last October, a mismanaged election campaign only compounded the decade-long mismanagement of some core policies. Few of those are more closely identified with Harper's leadership than the party's dismissive approach to climate change. On his watch it became part of the Conservative brand, and an albatross around the party's neck.

If the post-Harper Conservatives need strategic reasons to make their peace with the environmental issue of the era and end their war on carbon pricing, the foundering of their full-speed ahead pipeline agenda should provide it.

By focusing on getting more bitumen oil to tidewater to the exclusion of climate change mitigation the Conservatives did not just set back the pipeline projects they were purporting to promote; they also poisoned their own well.

Last October, Harper's approach paid few dividends in the parts of Atlantic Canada where projects such as TransCanada's Energy East pipeline otherwise enjoy widespread support. His candidates were beaten across the region.

It failed even more spectacularly in B.C.. Going in to the last campaign, it was a long-standing pillar of Conservative support. On the scale of the party's past presence in the province, Canada's Conservatives are paying a visit to a field of ruins this weekend. Here are some numbers:

The Conservatives came out of the last election holding only 10 of 42 B.C. seats, seven less than the Liberals and four less than the NDP. It was the worst Conservative showing in at least three decades.

In 2000, the year Stockwell Day lost to Jean Chrétien, and the last time a divided conservative movement took on the Liberals, the Canadian Alliance won a majority of B.C. seats (27) and almost 50 per cent of the province's popular vote.

Between 2011 and 2015, the Conservative share of the vote went from 45 per cent to 30 per cent. Over Harper's majority mandate, the party lost almost 150,000 B.C. supporters.

More than one ingredient went into the mix of the Conservative debacle. In B.C. as everywhere else, voter fatigue with the 10-year old government and its leader. The retirement of high-profile minister James Moore highlighted a weaker provincial team. Not since John Turner ran for a Vancouver seat in 1984 and 1988 had the Liberals had a leader who could — as Justin Trudeau did — boast a personal connection with the province.

But B.C..was also then and is now the ground zero of the pipeline debate, with two high-profile projects — Northern Gateway and Kinder Morgan — on the radar. Its Liberal government pioneered a carbon tax in 2008. If there was a place in Canada where the federal Conservatives' quasi-daily rants against such a tax stood to come across as gross fear-mongering, B.C. was it.

Those rants — combined with constant pipeline cheerleading — did much to advance the notion that a Harper-led government could not be an honest broker in the search for a balance between environmental protection and energy development.

An Abacus poll published this week found that about 30 per cent of British Columbians are outright supporters of the pipelines. That matches the proportion that voted for Harper last fall. But another 30 per cent say they could come on side under certain conditions related to the protection of environmental and indigenous interests. It is that sizable middle-of-the-road constituency that the Conservatives drove to Trudeau over the course of Harper's watch.

Stephen Harper arrives at his Ottawa office Wednesday.
ADRIAN WYLD/THE CANADIAN PRESS

ROSEMARY WESTWOOD THE DOWNSIDE

He has a duty to serve constituents, one that should not be taken lightly or so easily swept aside.

Not so fast, Mr. Harper.

It seems the man we once feared harder to get rid of than a period stain is actually planning to leave us. The rumours broke yesterday: Insiders say Stephen Harper will resign from politics before the summer is through. And while the metaphoric backside of Harper is his only good side, in my opinion, I'm not at all pleased. In fact we should all be insulted.

Of course, anyone can see why he'd want to skip out on the next three years of Trudeau Land. Don Martin, host of CTV's politics show Power Play, assures us Harper has "gamely hung on" during the "excruciating" experience of Liberal rule these past months (cue violins). "He has suffered enough," we're told, by simply having to be a lowly, regular old opposition MP.

Spare me. This surely can't be fun for our haughtier-than-thou former PM, but that's something he should have thought about before running for re-election.

Perhaps Harper, swept up in his mission to rule Canada, if not the world, actually forgot that it wasn't just the Prime Minister's Office he was campaigning for: it was the much more cramped space belonging to the federal representative for the people of Calgary Heritage.

Harper has a duty to serve those constituents, one that should not be taken lightly or so easily swept aside. It's not even that bad a gig: He might be restricted to representing only the 80,000 voters in his home riding, but he's being paid a cozy $170,400 to do it.

While we're talking numbers, Harper's early election call launched a campaign totalling $443-million for all parties — a whopping 53 per cent jump from 2011, which we mere citizens are partly on the hook for. Any byelection triggered by a Harper resignation would cost hundreds of thousands more.

While there seems something especially petty about a once-mighty Harper refusing to do the work of some Canadians because most of the rest of us rejected him, this is hardly a Conservative problem. Federal politics is full of stories of early resignations, some more credible than others: Wanting to "spend time with family" is nice, but an obvious cop out. Taking another job is also a poor excuse for throwing our votes back in our faces. The arrogance and two-timing of the thing particularly grates.

Dennis Pilon, a political scientist at York University, told me that Canadian politics, among parliamentary systems, is particularly afflicted by early resignations. Moral suasion, he said, could be a treatment: "If the public conveys its displeasure with these kinds of antics, it raises the price on this sort of misbehaviour."

Of course, the only displeasure Harper would recognize is that of his own flock, and judging from comments on the Calgary Herald's website, conservatives are full of thanks for their former leader and wishes of "happy trails." I'm sure this response represents only a momentary lapse in commitment to stick-to-your-guns, see-the-job-through, don't-waste-taxpayers'-money conservative values.

I'm sure, if given the chance, Calgary Heritage's stalwart conservatives would again rush to re-elect him, despite knowing full well they were once but a means to a much bigger, juicier end.

For some politicians, a vote is clearly worthless if you don't get exactly what you want.

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Durex study shows 52 per cent of adults expect better sex on holiday, but 60 per cent are disappointed

Living life in the shadow of Pablo Picasso

The Mermaid, painted in 1986 by Françoise Gilot.
CONTRIBUTED

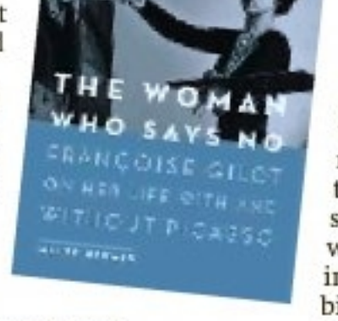
BIOGRAPHY

Françoise Gilot is still feisty, continues to paint in her 90s

Sue Carter
For Metro Canada

When German journalist Malte Herwig interviewed Françoise Gilot for the first time in 2012, he had a tough time convincing the then-92-year-old artist to pose for the accompanying magazine photos. There's no way in hell, she told him. Desperate, he tried to appeal to her ego. "I had the stupid idea to compliment her with the first thing that came to mind, which is, 'but you are very photogenic, madame.'"

Gilot shrieked with laughter, which was when Herwig realized his error. "I thought, 'Wow, is there anything more stupid I could have said to a woman who has been captured in portrait by Matisse and Picasso?'"



Awkward moment aside, three years later Gilot would pose in her studio for more photos to accompany Herwig's new book, The Woman Who Says No: Françoise Gilot on Her Life With and Without Picasso, published by Vancouver publisher Greystone Books. It's a fascinating story of a woman who, regardless of her own impressive artistic credentials, will forever be destined as a footnote in the biographies of her former lovers — artists Pablo Picasso and Henri Matisse, and medical researcher Jonas Salk, who discovered the first polio vaccine.

But the photos in Herwig's book, taken by Berlin photographer Ana Lessing, present an elegant, energetic woman who is clearly living as a successful artist in her own right, without a care for her notorious past. It's easy to see why Herwig was so taken by Gilot, and why, rather than writing a straightforward biography, he chose to pose the book as a series of lessons that he learned from spending time with the elderly artist, travelling between her Paris and New York–based studios. "The teacher-disciple dialogue is an ancient form since the 17th century. I thought I would revise it for modern day, sort of like Mitch Albom did for Tuesdays with Morrie," Herwig says.

Born in 1921 to a well-educated, wealthy family, Gilot's parents dreamed of having a boy, which led to her father treating her more like a son, which Herwig suggests set her up with the strong self-confidence and financial means that Picasso's previous partners — most of whom ended up committing suicide or in mental institutions — never enjoyed. Gilot met the famous artist when she was 21 and he was 61, and were together for 10 years, giving birth to two children, Claude and Paloma. After Gilot decided to leave Picasso for good, he threatened European gallerists that showing her work there would mean he would withdraw his own paintings, but instead of being defeated, she moved to New York, and began her own, if not understated, career there.

That is not to say that Gilot's life has been easy.

"Nowadays children of celebrities they do their own thing, a fashion label, perfume, whatever, that's a dime a dozen," says Herwig.

"But back then it was still different. Picasso was the celebrity of 20th-century art and he cast a long shadow. But she did something on her own."

Though her health is ailing and she's tired of life, Gilot still gets up to paint daily, while still in her slippers — she can't imagine doing anything else. "That's what fascinated me," says Herwig. "How your work as an artist enables you to live fully. That's also something we can all aspire to, rather than fall into the routine of everyday life. She helped pull me out of my own routine by giving me something to watch, to observe, to think about."

Sue Carter is the editor at Quill & Quire magazine.

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BOOK EXCERPT

GRIT, BY ANGELA DUCKWORTH

In her new book Grit: The Power of Passion and Perseverance, researcher, psychologist and professor Angela Duckworth looks into success and what powers it.

Rather than suggesting success comes from an innate "genius," Duckworth argues its a combination of passion and perserverance — a sense of Grit.

In this excerpt, Duckworth sheds light on how we can discover how "gritty" we are in our own life.

EXCERPT FROM GRIT BY ANGELA DUCKWORTH ©2016. PUBLISHED BY HARPERCOLLINS PUBLISHERS LTD. ALL RIGHTS RESERVED.

Keys to success

I recently gave a lecture on grit to undergraduates at the Wharton School of Business. Even before I'd cleared my notes from the podium, an aspiring entrepreneur rushed to introduce himself. He was charming — full of the energy and enthusiasm that makes teaching young people so rewarding.

Breathlessly, he told me a story meant to illustrate his own prodigious grit. Earlier that year, he'd raised thousands of dollars for his startup, going to heroic lengths to do so, and pulling several all-nighters in the process.

I was impressed and said so. But I hastened to add that grit is more about stamina than intensity. "So, if you're working on that project with the same energy in a year or two, email me. I can say more about your grit then."

He was puzzled. "Well, I might not be working on the same thing in a few years."

Good point. Lots of ventures that seem promising at the start turn out badly. Lots of optimistic business plans end up in the discard bin. "Okay, so maybe this particular start-up won't be what you're working on. But if you're not working in the same industry, if you're on to some totally unrelated pursuit, then I'm not sure your story illustrates grit."

"You mean, stay in one company?" he asked.

"Not necessarily. But skipping around from one kind of pursuit to another — from one skill set to an entirely different one — that's not what gritty people do."

"But what if I move around a lot and, while I'm doing that, I'm working incredibly hard?"

"Grit isn't just working incredibly hard. That's only part of it." Pause.

"Why?"

"Well, for one thing, there are no shortcuts to excellence. Develop ing real expertise, figuring out really hard problems, it all takes time— longer than most people imagine. And then, you know, you've got to apply those skills and produce goods or services that are valuable to people. Rome wasn't built in a day."

He was listening, so I continued.

"And here's the really important thing. Grit is about working on something you care about so much that you're willing to stay loyal to it."

"It's doing what you love. I get that."

"Right, it's doing what you love, but not just falling in love — staying in love."

• • • • • • • • • • • • •

How gritty are you? On the right is a version of the Grit Scale I developed for my study at West Point and which I used in other studies described in this book. Read each sentence and, on the right, check off the box that makes sense. Don't overthink the questions. Instead, just ask yourself how you compare — not just to your coworkers, friends, or family — but to "most people." Keep in mind that your score is a reflection of how you see yourself right now. How gritty you are at this point in your life might be different from how gritty you were when you were younger. And if you take the Grit Scale again later, you might get a different score. As this book will continue to show, there is every reason to believe that grit can change.

Grit has two components: passion and perseverance. If you want to dig a little deeper, you can calculate separate scores for each component: For your passion score, add up your points for the odd-numbered items and divide by 5. For your perseverance score, add up your points for the even-numbered items and divide by 5.

If you scored high on passion, you probably scored high on perseverance, too. And vice versa. Still, I'll take a guess that your perseverance score is a wee bit higher than your passion score. This isn't true for all people, but it's true for most people I've studied. For instance, I took the scale while writing this chapter, and I scored 4.6 overall. My perseverance score was 5.0, and my passion score was only 4.2. Strange as it sounds, staying focused on consistent goals over time is more of a struggle for me than working hard and bouncing back from setbacks.

This consistent pattern — perseverance scores more often topping passion scores — is a clue that passion and perseverance aren't exactly the same thing. In the rest of this chapter, I'll explain how they differ and show how to understand them as two parts of a whole.

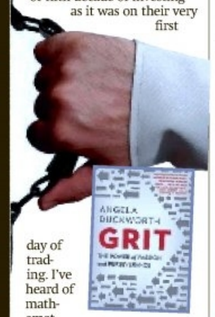
• • • • • • • • • • • • •

While taking the Grit Scale, you might have noticed that none of the passion questions asked how intensely you're committed to your goals. This may seem odd, because the word passion is often used to describe intense emotions. For a lot of people, passion is synonymous with infatuation or obsession. But in interviews about what it takes to succeed, high achievers often talk about commitment of a different kind. Rather than intensity, what comes up again and again in their remarks is the idea of consistency over time.

For instance, I've heard of chefs who grew up watching Julia Child on television and remained fascinated with cooking into adulthood. I've heard of investors whose curiosity about the financial markets is as keen in their fourth or fifth decade of investing as it was on their very first day of trading. I've heard of mathematicians who work on a problem — the same problem — day and night for years, without once deciding, "Oh, to heck with this theorem! I'm moving on to something.

'How gritty are you?'

	Not at all like me	Not much like me	Somewhat like me	Mostly like me	Very much like me
1. New ideas and projects sometimes distract me from previous ones.	5	4	3	2	1
2. Setbacks don't discourage me. I don't give up easily.	1	2	3	4	5
3. I often set a goal but later choose to prursue a different one.	5	4	3	2	1
4. I am a hard worker	1	2	3	4	5
5. I have difficulty maintaining my focus on projects that take more than a few months to complete.	5	4	3	2	1
6. I finish whatever I begin	1	2	3	4	5
7. My interests change from year to year	5	4	3	2	1
8. I am diligent. I never give up	1	2	3	4	5
9. I have been obsessed with a certain idea or project for a short time but later lost interest	5	4	3	2	1
10. I have overcome setbacks to conquer an important challenge	1	2	3	4	5



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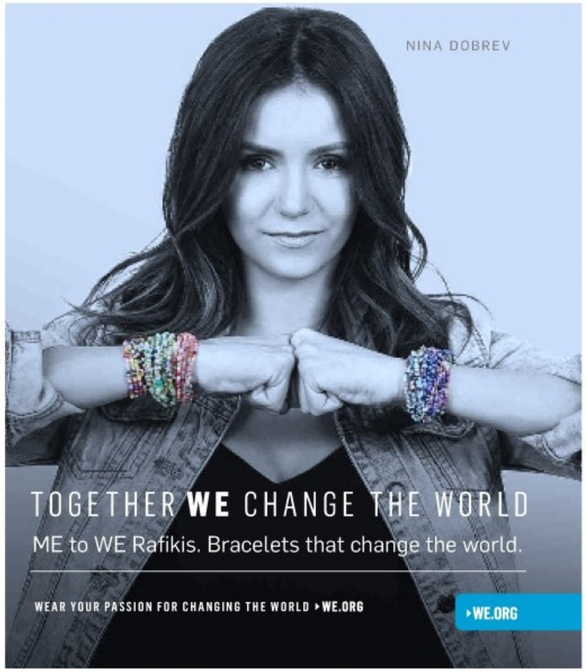
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metro HOME

Your essential daily news

Britain has a "lost generation" with no gardening skills, the Royal Horticultural Society warns

Your first home buy doesn't have to be here

...it could be here

Megan Haynes
For Metro Canada

Adam Jamieson was a bit preoccupied with owning a piece of land. He chalks it up to one of his favourite books, The Apprenticeship of Duddy Kravitz, by Mordecai Richler, in which owning land is a theme.

But the 32-year-old senior account executive at advertising firm Juice Mobile couldn't afford Toronto on a solo salary, so he looked outside the city. Way outside the city.

At the end of this month, Jamieson is closing on a three-bedroom, one-bath home near Haliburton. The house is situated on a lake, and fulfills a dream he had as a kid to own a cottage. And, best of all, at $475,000, it was in his price range.

He'll continue to rent downtown Toronto, able to spend his weekends at the cottage with friends and family. He plans to rent out the property when he's not using it to make a bit of extra cash. "It's not the first choice I'd make," he says. "I wanted to be in the core of the city, but I'm not a condo guy and I really can't afford (a house) at this point."

The hot housing market continues to price young and first-time buyers out of cities like Toronto and Vancouver. Australia-based research firm Demographia listed Vancouver as the third-most unaffordable housing market in the world, while a recent Bank of Montreal survey found 32 per cent of 19- to 35-year-olds say home ownership in Toronto is unaffordable. Another survey by Angus Reid in August, 2015, found 45 per cent of Toronto's millennials are looking outside the city core because of the high cost of ownership.

But despite the challenges in owning a primary home, young adults seem to have an affinity for cottages: One survey by TD found that 25 per cent of millennials plan to eventually buy a vacation property (compared to 13 per cent of the rest of the population). In the U.S., the National Association of Realtors, found the average age of cottage buyers is trending downwards (43 today versus 61 in 2003), and more millennials are buying a vacation property as an investment opportunity. Considering the affordability of the market, looking at alternative options makes sense for first-time home buyers, says Tsur Somerville director at the University of British Columbia's Centre for Urban Economics and Real Estate.

He cautions buyers need to make sure they understand the realities of owning a cottage.

Vacation homes don't make sound investments since they can be difficult to sell when the economy does poorly (which is typically when people want to divest of their assets). "It's a much more discretionary purchase," he says. "Everybody needs shelter, but everybody doesn't need a vacation home."

If the cottage is somewhere the buyer plans to spend a lot of time, then it makes more sense, since he or she will be getting more enjoyment out of it, Somerville says. An owner's plans to rent out the home when they're not around also creates its own set of challenges, says Tim Harris, broker and owner of Nova Scotia's Tradewind Realty. Though the extra income is a great incentive, it's not a guarantee.

While Airbnb makes it easier to rent a property, it also makes it easier to rent one out, meaning there's more competition than ever. "It's getting pretty busy," he says. "And you've got a finite number of people who want to rent for a week during the summer."

More competition also drives down the price, he adds, pointing to his own vacation home: a nearby three-bedroom cottage is renting at a fraction of the price of his five-bedroom home. Potential renters have approached him to drop the price, and he lost out on potential income when he's refused. For Jamieson, the extra income would be great to help pay down the mortgage, but he says he's not banking on the strategy to rent out his place.

Rather, he was feeling the pressure to own. "A man is nothing without owning land," he says, quoting The Apprenticeship of Duddy Kravitz. He still plans to buy a primary home in the city at some point, but until then he's looking forward to spending this summer up on a lake. "This is the best chance at my age and in my financial situation to own something," he says.

BEFORE YOU MAKE THAT PURCHASE

1. Pat Giles associate vice-president real estate secure lending, TD Canada Trust urges potential buyers to put as much money towards a down payment as possible.
2. Ongoing maintenance costs are different at a cottage, he adds (septic systems are more expensive to maintain, for example) and people often don't work that expense in when considering buying a vacation home. Talk to people who've owned cottages to get a better sense of the end price.
3. Harris adds insurance costs for vacation properties — especially those that are to be rented out — differ from homes in cities. He suggests speaking with insurance companies to get an estimate before making the leap.
4. Mortgage policies vary for vacation properties, says Harris, particularly for homes that aren't winterized or have year-round access. He recommends searching for homes that can be enjoyed all year, and speaking with the bank to better understand the differences.

METRO SPACES

Home renovating tips for savings and safety

CONTRIBUTED

You've bought a tool belt and are ready to go. For many, one of the joys of home ownership is renovating the property to improve its appearance, for better use of space, and also to protect the investment. Before you start, however, there are some important considerations.

While it's common practice to buy insurance to protect your home against losses, Sylvain Renaud, vice president, personal lines at Intact Insurance, says that many homeowners don't realize renovations can have an impact on their policy.

"Before renovating, it's vital to contact your insurance provider to make sure you have the right coverage that accurately reflects your upgraded home," Renaud points out. "In order to benefit from the best available coverage, standard property insurance policies require you to advise the company when renovation costs go over a certain amount. Making sure your investment is protected will give you peace of mind while creating your dream home."

Also, depending on the upgrades you make, you may be eligible for premium discounts, so be sure to ask.

Here are some home renovation tips to help reduce monthly bills, stay safe, and prevent serious damage:

1. Properly insulate and ventilate your attic. When a house is not properly insulated the heating systems work harder, cost more to run, and consume more energy.

2. Insulate your water heater, hot water pipes, and heating and cooling ducts to help your housing system run more efficiently.

3. Check that hot water tank. The average life expectancy of a hot water tank is only eight to 10 years. Newer models are more efficient and won't leak or burst.

4. Install home alarms for fire and theft as well as carbon monoxide detectors and water leak detection systems.

5. Consider installing a sump pump with a back-up system, or think about adding a backwater valve to the main sewer line. These will reduce the likelihood of a messy sewer back up and provide valuable savings on your insurance premiums. NEWS CANADA

Beautiful and simple living room furniture

CONTRIBUTED

If you're moving into a small home, you might not want or need large furniture. In fact, it might not even fit into your apartment.

"People who are starting out or downsizing want furniture to suit their homes, but a lot of mass-manufactured pieces are too large to fit," says Janice Rosen, senior designer at Élan Designs, a local Winnipeg manufacturer specializing in custom furniture and reupholstery. "Our metroline sofas are perfect for contemporary and classic small spaces, at an affordable price point."

Metroline sofas, as well as the more luxe Élan Designs Series, starts with a great range of entry-level, no-frills, made-to-order options. Buyers can then choose to modify or customize pieces to suit their individual preferences, selecting additional fabrics and leathers from Élan's full-service showroom, which offers an extensive selection of fabrics and finishes suitable for most budgets.

"We design and manufacture everything onsite: the frame making, the upholstery, the sewing," says Rosen. "Because the pieces are handmade, we're able to tailor them to how people prefer to sit." Many small modifications don't even require custom fees.

"We have people who come in with back issues, or requests to make furniture shorter or taller, so we offer modifications such as making the seat firmer, or adding a layer of foam across the inside back to keep it from being too deep."

Design inspiration is welcome too.

"People will come in with their own design ideas, Pinterest boards or clips from magazines," says Rosen. "I work with my clients very closely to make sure their sofa is perfect for them and their home."

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Home sellers, try a pre-listing home inspection

A home inspection is almost universally carried out on the buyer's behalf in Canada. It's a situation that can create a stressful real estate experience for buyers and sellers, says Mark Page, head of Certified Resale Home.

Certified Resale Home is a product that allows home sellers to get an impartial home assessment to give them peace of mind before they put their home on the market.

The service combines a comprehensive pre-listing home inspection together with an 18-month transferable warranty.

Here's how it works. With Certified Resale Home, a seller would undertake a home inspection and then have the warranty in place for the buyer. Both the home inspection report and the warranty coverage would be available to prospective buyers and their agents before they submit offers.

The inspection is conducted by an expert third-party home inspector, and the 18 months of warranty coverage provide significant risk mitigation for both the sellers and buyers.

"How things operate in today's world is that the onus is on the buyer to require and pay for a home inspection," says Page.

Often the buyer will put a hold on the sale subject to inspection, and then their third-party inspector will take a look at the house and tell them if there are any critical repairs or renovations they need to consider.

"No matter how minor the issues are that are revealed, the buyer is going to use that as a laundry list to renegotiate the price," says Page. "That assumes the issues are minor. If they're major, the buyer's going to walk away from the deal because there's stigma attached to it, and the seller's going to have to fix it."

This situation isn't good for anyone.

The seller wants the property sold, and so does his or her agent. And the buyer may already have an emotional connection to the home, but loses the house because the re-negotiation process may ultimately force them into abandoning the deal.

"It's a pretty crummy situation all around," says Page. "We want to make it a better customer experience for both the buyer and seller."

FCT (First Canadian Title) has been providing innovative solutions to Canadians for 25 years, with a focus on process, risk and customer experiences within a real estate transaction.

"We're looking to build trust and credibility in the prelisting home inspection by backing it with a warranty that transcends the home ownership lifecycle," says Page.

ISTOCK

ISTOCK

Get coverage for those 'blind spots' in your home

Home inspection "blind spots" can throw major anxiety into the home inspection process.

During the sale of a home, when the buyer's home inspector is checking the place out, there may be some things he or she can't inspect.

Perhaps they can't assess the condition of the roof because it's covered in snow, or maybe they can't take a look at the air conditioner because it's wrapped for the winter.

In cases like these, the inspector has no way of knowing how old these items are, or whether they're still functioning properly.

As a result, the buyer is left with many unknowns that they can't directly address in the buying process.

They don't have access to key information that would help them make a decision about whether to buy the house, and how much they should be paying for it.

"Blind spots in the home inspection can create great stress for homebuyers, and can leave sellers feeling powerless," says Page.

The Certified Resale Home product seeks to mitigate the risk associated with several key blind spots.

The core items subject to Certified Resale Home coverage are the roof, the furnace, cooling, and the foundation.

For example, even if the inspector can't access the roof because of the snow or can't look at the air conditioner because it's wrapped for the winter, the warranty will provide full coverage for these items.

On the other hand, if the inspector finds there are active issues with the house, this alerts the seller about potential problems that may impact their sale. This allows the seller to address these issues before listing.

"If at the time of the inspection there's an active leak in the roof, if there's less than 12 months life left in the shingles or if the foundation has a significant sign of distress — we aren't covering those things," says Page.

"But even if those items are excluded from coverage, the inspection gives the seller the opportunity to inform the buyer and factor those exclusions into the list price."

18-month home ownership protection

Certified Resale Home allows the seller to provide full transparency about their home to buyers, streamlining and de-stressing the buying and selling process.

A major part of that is the warranty Certified Resale Home provides on the roof, foundation, heating and cooling. It lasts 18 months, and it transfers from the seller to their buyer on closing of the sale.

The warranty coverage starts once the home inspection report is delivered, so if the seller has an issue during the listing, it will be covered under the warranty.

"This provides an inspection to rely on and a warranty to fall back on," says Page.

CERTIFIED RESALE HOME

Exclusively available from Century 21 Carrie.com

What is Certified Resale Home?

Comprehensive pre-listing home inspection + 18 month, transferable warranty = CERTIFIED RESALE HOME

CERTIFIED RESALE HOME

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Osborne Village: Make every moment count 24/7

With a seemingly endless number of unique shops, delicious restaurants, trendy patios, and a vibrant nightlife, it's no wonder Osborne Village has been named one of Canada's hottest neighbourhoods to call home.

After the fast sell-out of the Village Junction condos Ventura is confident they can duplicate that success with the brand new 24seven Condominiums now selling in Osborne Village — the perfect spot for anyone looking to move right into the heart of the city's most happening neighbourhood.

"It's a spectacular, central location," says Cornerstone Real Estate's Garry Hirsch, who's marketing the project with wife Debbie. "24seven is close to transit, restaurants, coffee shops and shops — and is just a short walk downtown to The Forks and True North Square."

As well as offering access to everything Osborne Village has to offer, Debbie points out 24seven will give condo buyers an unprecedented combination of lifestyle, location, and luxury.

"If you feel like a glass of wine or dessert, a host of restaurants and coffee shops are literally right out your front door," she says. "And The Forks, MTC and CanWest Global Park are just minutes away on foot."

The project features one-bedroom and dens suites starting at only $209,990 including net GST, and two-bedroom suites starting at $254,990.

Each suite offers nine-foot ceilings, barn-style doors, huge windows, in-suite laundry, massive closets and more, and Hirsch says even with little advertising, more than 25 per cent has already been sold.

"No other project offers such a great combination of location and lifestyle in a brand new building that features open, modern-concept suites — which can be hard to find in the Village — especially when they're packed with luxury and function," says Hirsch. "And no other project in Osborne Village offers the incredible, overall value that 24seven does."

As well as luxury, each suite is also logically laid out for exceptional livability and comfort, notes Hirsch.

"It's more than a condo, it's a lifestyle" say Garry and Debbie Hirsch. CONTRIBUTED

"Six appliances are included, as are features such as tri-pane windows, in-suite, forced air heating and cooling, 40-gallon hot water tank and your own spacious balcony," says Hirsch, adding buyers can choose their finishes if they act now.

For more information on 24seven's perfect combination of location, lifestyle and luxury, see 24sevencondos.com, or call Garry of Debbie Hirsch at 94CONDO (204) 942-6636 to book an appointment to view our display suites at 369 Stradbrook Ave. – Saturday and Sunday 1-4 p.m., or Thursday 6-8 p.m.

Your last chance to build in River Park South

With incredible shopping in every direction, a wondrous splash pad, over 150 acres of parks and playgrounds, excellent English and French schools, and a revamped library, it's no secret why River Park South has become one of Winnipeg's most sought after communities.

If that's not enough, the neighbourhood is taking it up even one more notch with an addition to the Dakota Community Centre. The new fieldhouse, will take up over 54,000 sq. ft., and will provide more opportunities for families in the area to participate in an active lifestyle.

Gino's Homes is one of 14 builders developing some of the final homes in this beautiful community. Robert Cotroneo, vice president of Gino's Homes, believes that building a new home in River Park South is such an appealing opportunity to many.

"It's a great chance to get a beautiful new house in a mature community with everything already developed around you. You get your dream home on a beautiful street, and you don't have to wait for the schools and shopping to materialize."

With over 8,000 homes and three decades of history, River Park South is a community that draws people in and keeps them there.

"I love how close-knit the families in this area are," says Bonnie Lawson who lives in River Park South. "There are lots of activities at the community centres and with everything so close by, it's the perfect neighbourhood for your kids to gain a little independence."

If River Park South sounds like a great fit, now's the time to take action. With a limited number of new lots left (final lots in Phases 6 and 7 have been released), time is running out to build.

"If you want a new home here, you better hurry," says Renè Giroux of Kensington Homes. "The good news is that there are still great options available."

If you're interested in building a new home in the community, visit riverparksouth.com for a full listing of builders and showhomes.

CONTRIBUTED

A GREAT PLACE
to LIVE
DISCOVER YOUR IDEAL HOME!
Forty years and more than 8,000 homes later, River Park South has only improved with age. Boasting exceptional schools (both English and French), a village shopping centre, the Dakota Community Centre and over 150 acres of beautiful parks and playgrounds, River Park South has earned its reputation as the ultimate family neighbourhood.
NEW HOME SITES AVAILABLE
Time is running out to build a new home in the final stage of River Park South.
Show homes open 6 days a week.
Visit our website for hours and more information.
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riverparksouth.com

DEVONSHIRE VILLAGE: THE BEST OF OLD-MEETS-NEW

CONTRIBUTED

When you're looking for a new home, typically you have to choose between buying in a new community, or accessing the conveniences of an established area.

Not so with Devonshire Village, a new modern and stylish neighbourhood that's just steps away from a host of amenities along the Regent Avenue strip.

Hudson Condominiums, a new endeavour by StreetSide Developments, will give buyers a chance to access the best of both worlds.

"StreetSide always has lifestyle in mind," says Jessica Willis, sales and marketing manager at StreetSide Developments. "We envisioned our buyers acquiring affordable and attractive condominiums in this exciting new development."

"It's a great location – Devonshire inherits so many perks from its neighbouring communities."

Mature parks, easy commutes, myriad shopping destinations and state-of-the-art entertainment are already built into this brand new community.

There's any number of ways to spend your days when you start from Hudson. It's just a short distance away from one of the city's largest shopping malls, Kildonan Place, as well as a dizzying selection of big-box stores, Club Regent Casino & Event Centre, Chateau Lanes and the beautiful landscape at Kilcona Park.

The first release of Hudson Condominiums is now selling. These three-bedroom, two-storey townhomes provide space at unbelievable value, with lots of room for families to grow.

Ready for possessions this fall, the functional contemporary townhomes are affordable, offering entry level pricing under $250,000 including GST.

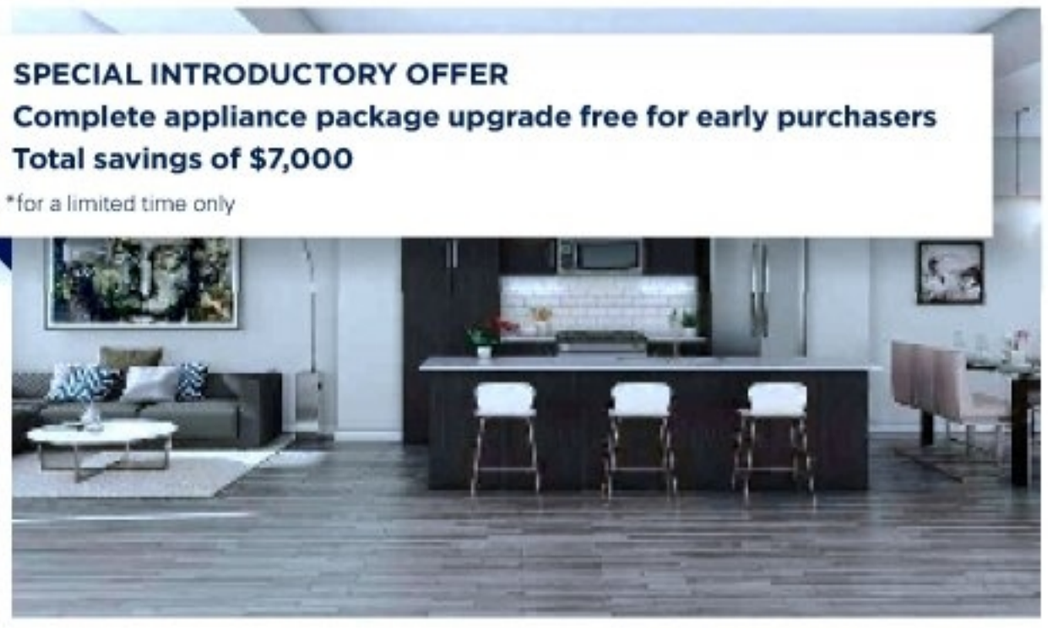
"We want people to be able to picture a future in these homes," says Willis. "There will be a playground on site that we hope will help neighbours get to know each other. Our goal is to help create a tight-knit community."

Once the development of 51 townhomes is complete, StreetSide will release an apartment-style complex on the same site, offering an entirely different lifestyle for buyers.

"The townhomes provide a single-family lifestyle, while our apartment-style condos will provide everything you need on one floor, making them a great, low-maintenance option for a single person or a couple," says Willis.

Hudson Condominiums is now selling out of its pop-up sales office at Kildonan Place. Visit hudsoncondominiums.ca for more information.

NOW SELLING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COMFREE HELPS BUYERS AND SELLERS SAVE THOUSANDS

ComFree Commonsense Network's low, flat-fee business model offers Winnipeggers the option to sell their homes, with the support of REALTORS®, and save thousands of dollars in commission.

ComFree Commonsense Network engages in candid discussions with clients, regarding pricing, and can provide them with a listing price-range recommendation. Homeowners can also benefit from unbeatable online listing exposure on ComFree.com and REALTOR.ca, two of Canada's largest real estate websites as well as pricing assistance and guidance, support with the legal document process, and more — all for a low flat-fee. It's a proven home-selling service.

The proof? More than 190,000 Canadians have already sold their homes the ComFree Way® and have saved thousands.

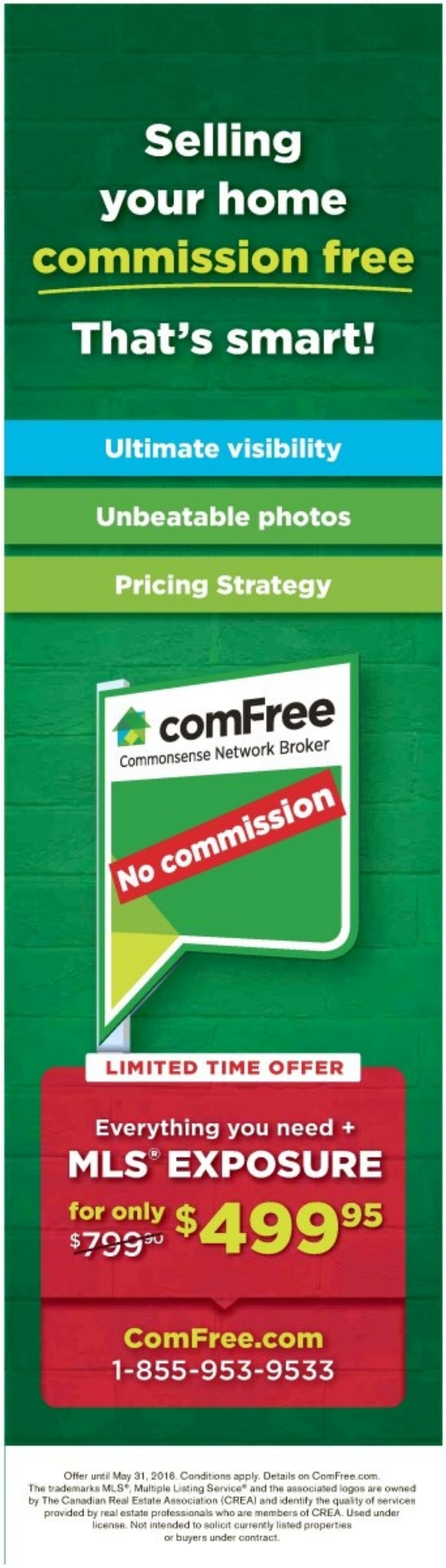
In addition to its revolutionary home selling service, ComFree Commonsense Network offers an innovative full Home Buying Service. This new service gives buyers the opportunity to receive thousands of dollars in cash back when they purchase a property. ComFree Commonsense Network's local REALTORS® work for a fixed, flat-fee, regardless of the value of the home. The rest of the commission amount, which ComFree Commonsense Network receives from the seller's agent, goes directly to the buyer. Their clients also benefit from working with a local REALTOR® who knows the area and has access to all market listings. With ComFree Commonsense Network's Home Buying Service, buyers receive the exact same level of service and support as they would with any other REALTOR®.

They're provided with guidance throughout every step of the home buying process — from phone support, in-person consultations, house hunting and market assessments to the negotiations, paperwork and closing the deal. The only difference is that with ComFree Commonsense Network, clients can actually get money back when they purchase their next home.

ComFree Commonsense Network is proud to offer an alternative solution to buying and selling your Winnipeg home. With a mission to help homeowners keep the hard-earned equity they've built into their homes, ComFree Commonsense Network's services are based on a low, flat-fee model. Their REALTORS® are paid based on the value of the service they provide rather than the value of the home being bought or sold.

The significant amount of money you could potentially save or acquire, using ComFree Commonsense Network's services, could go towards future home renovations, topping off your savings account, or taking your family on a dream vacation.

Interested in learning more? Register for a free info session near you. Visit ComFree.com to reserve your spot today.



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metro SPORTS

"It's ridiculous, it's foolish and some of the pro fighters are going to get beat by the amateurs": Mike Tyson on a proposal to let pros box at the Olympics

Latest Bombers rebuild provides playoff hope

VIEW FROM THE 300S

Andrew 'Hustler' Paterson

The long wait is over for the Winnipeg Blue Bombers.

It's been nearly seven months since the team completed the 2015 season, once again finishing on the outside of the playoffs and forced to watch the CFL post-season on TV. Even worse, the team had to clear out and make room for the Ottawa Redblacks and Edmonton Eskimos to take over their digs at Investors Group Field for the Grey Cup game.

With rookie camp now underway and Bombers' main training camp beginning this weekend, all that is in the rearview mirror and the focus is squarely on the present.

After a significant offseason rebuild by Kyle Walters and his staff, there is plenty of optimism around the team despite the significant pressure on management and coaches to show considerable improvement and return the Bombers to the playoffs.

Walters aggressively waded into free agency and added impact players to the team on both sides of the ball. Another key addition was bringing back former head coach Paul LaPolice to run the offence under Mike O'Shea. On paper the Bombers look significantly better than last season but that certainly doesn't guarantee anything.

On offence, LaPolice and quarterback Drew Willy have some new additions at their disposal to help move the chains and put points on the board. New receivers Weston Dressler and Ryan Smith will provide the Bombers with sure-handed, reliable pass catching out of the slot.

"On paper the Bombers look significantly better than last season but that certainly doesn't guarantee anything.

Andrew Harris returns to his hometown team and will not only improve the running attack but add a nice outlet for Willy on screens and dumpoffs out of the backfield.

Harris will also provide solid blocking support for the offensive line which will be paramount for Bombers success on offence. If the team can't keep Willy healthy it's hard to expect to different results this year. The big guys up front simply have to find a way to keep the starting quarterback clean and upright this season. If that happens and backup Matt Nichols is holding a clipboard on the sidelines most of the time, the Bombers offence should be far more productive than a year ago.

The Bombers signed running back Andrew Harris, a Winnipeg native, in February. GETTY IMAGES FILE

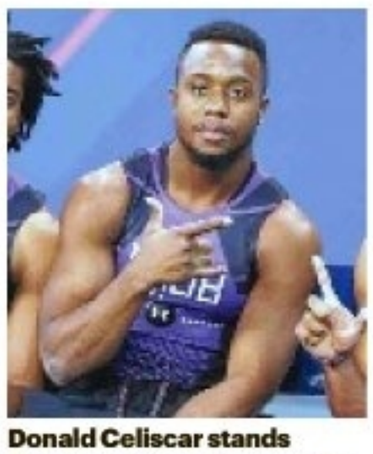
Defensively, Jamal Westerman was a one-man wrecking crew last season. Now he has some help. Free agent additions Keith Shologan and Euclid Cummings will take the pressure off Westerman and make it difficult for opponents to focus too much on the Bombers' sack machine. This is very bad news for CFL quarterbacks.

Finally on special teams, Justin Medlock arrives in Winnipeg as the most accurate kicker in CFL history and not a moment too soon. Special teams, especially the kicking game, were an Achilles heel for the Bombers last year. Medlock's experience and consistency alone should add a win or two this season.

It's been a long off-season for the Bombers and their fans. Walters has been busy and there is plenty of hope around the team. Now the pressure is on everyone involved to produce results on the field. Training camp officially opens at 10 a.m. Sunday at IGF and is open to the public.

CFL

Celiscar relishes chance to play for Winnipeg



Donald Celiscar stands five-foot-11 and 195 pounds.
GETTY IMAGES FILE

Donald Celiscar remembers living in Haiti and not knowing some days when his next meal would be.

He's also never forgotten what it's like for nine people to share a one-bedroom apartment after moving to the United States.

Knowing he can overcome those challenges is one of the reasons the defensive back was grinning Wednesday after attending the Winnipeg Blue Bombers' first day of rookie camp.

"It just makes me humble each and every day, just knowing where I came from," said the 24-year-old Celiscar. "And just trying to make something of myself and also to help my family and my parents. I know how hard they worked to get us to where we are today."

Celiscar was born in Haiti, where he lived in a tiny town with his mother, brother and two sisters. His father was in Florida, working three jobs to try to have his family join him.

When he was nine years old, they joined his dad and shared the one-bedroom apartment in Winter Haven, Fla., with other relatives and a family friend.

Celiscar said he was shy youngster, but got interested in track when he was in Grade 8. The following year he took up football and fell in love with the sport. He attended college at Western Michigan, where he was named to the all-MAC first team in his senior year.

He signed with the Indianapolis Colts last year after going undrafted, but sprained a knee ligament and was later released. He also worked out for the Green Bay Packers, but that was it until his agent contacted the Bombers and he was signed May 17.

"I was so excited when I heard the news because I didn't have a team at the time and I was just working out," Celiscar said.
THE CANADIAN PRESS

"It's fun to see the guys that come up here with a hunger and want to keep playing. Drew Willy

IN BRIEF

Twins hang on to salvage a victory over Royals

Miguel Sano hit the go-ahead two-run home run in the fifth inning after Minnesota lost an early lead, and the Twins staved off another series sweep Wednesday by beating the Kansas City Royals 7-5.

Eduardo Nunez and Brian Dozier each homered, too, the first two batters to face Royals starter Dillon Gee (1-2).

Tyler Duffey (2-3) gave away a 3-0 lead during a five-run fourth by the Royals, but he hung around long enough to become the first Twins starter this season to record his second victory.
THE ASSOCIATED PRESS

Raonic yet to lose a set at Roland Garros

Milos Raonic has cruised into the third round of the French Open with a 6-1, 7-6 (0), 6-1 win over Adrian Mannarino.

Milos Raonic
GETTY IMAGES

Raonic fired seven aces and converted on four of his seven break-point opportunities.

Raonic will face Slovakia's Martin in the third round.
THE CANADIAN PRESS

I'm ready to go. Percentage-wise, my ankle doesn't say a percentage. I'm just ready to go.

Raptors centre Jonas Valanciunas before Game 5 of the Eastern Conference final in Cleveland on Wednesday night. Go to metronews.ca to find out if he had an impact on the game.

RECIPE Italian Roommate Pasta

PHOTO: MAYA VISNYEI

Ceri Marsh & Laura Keogh
For Metro Canada

There's so much to love about this dish — crisp bacon, cheesey sauce, garlicy veggies.

Ready in
Prep time: 20 minutes
Cook time: 10 minutes

Ingredients
- 1 Tbsp of olive oil
- 1 medium onion, diced
- 2 cloves of garlic, minced
- 1 cup bacon, chopped into 1-inch to 2-inch pieces
- 500 grams of whole wheat fusilli
- 4 medium zucchini, julienned
- 3 eggs
- 1 cup Parmesan, grated
- Pepper to taste

Directions

1. In a large pan, warm up your olive oil over medium heat and add onions, garlic and bacon. Allow bacon to crisp. Put a big pot of salted water on to boil for the pasta.

2. Chop zucchini into matchsticks and add to the bacon mixture. Give it all a good stir so the zucchini gets well coated. Allow it to cook down for at least 15 minutes, stirring occasionally. Some of the zucchini will start to disintegrate and that's what you're after.

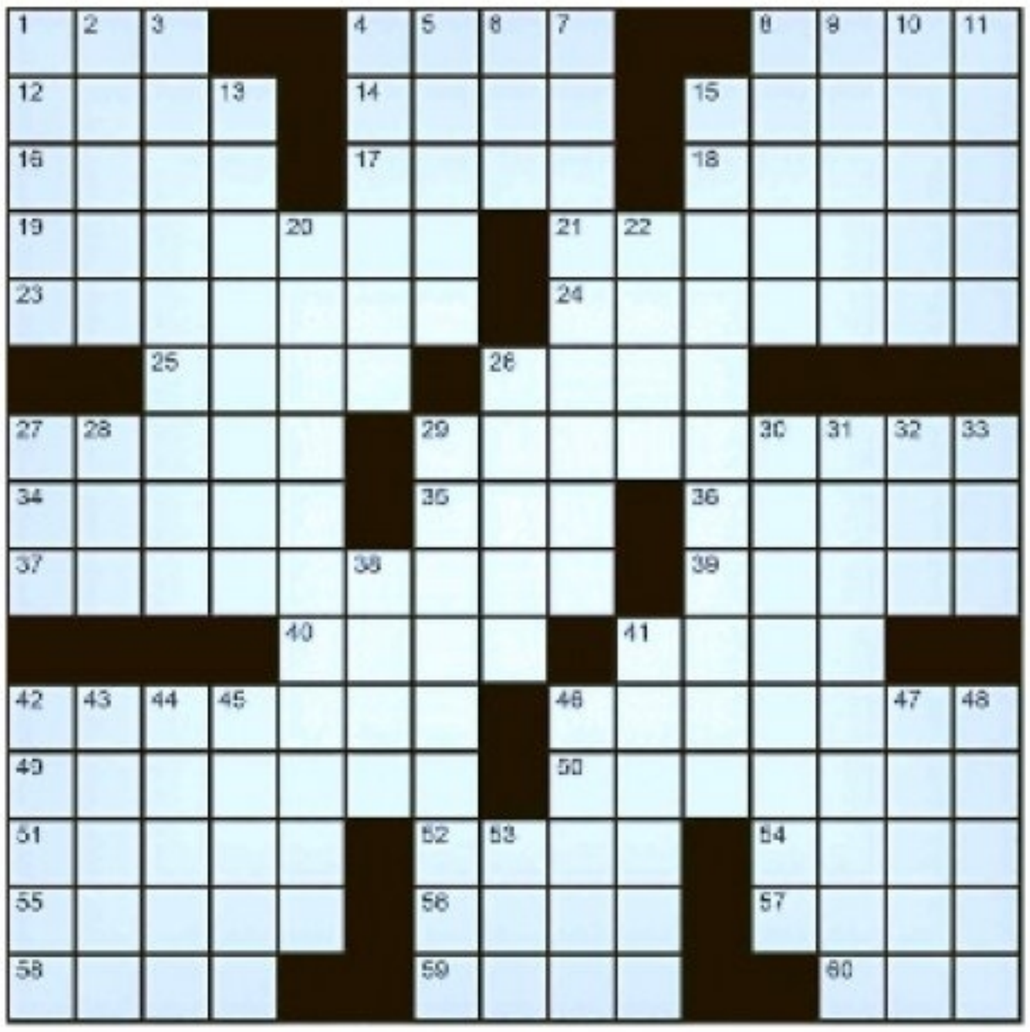
3. Cook your pasta according to instructions. Drain well and throw the cooked pasta into the vegetables.

4. In a bowl, whisk the eggs and stir in the grated Parmesan. Pour the cheesy eggs into your noodles and mix well. Cook over medium heat until the sauce just sets. The whole thing will go from wet to gooey in just a few minutes.

FOR MORE MEAL IDEAS, VISIT SWEETPOTATOCHRONICLES.COM

CROSSWORD Canada Across and Down

BY KELLY ANN BUCHANAN



ACROSS
1. Sunscreen no.
4. Mr. Hartnett
8. Hurried the horse
12. Spaghetti cheese, for short
14. Odd mixture
15. A.A. Milne character
16. "...so long ___ both shall live?"
17. Sheriff ___ ("BJ and the Bear" character)
18. "___ you loud and clear."
19. Bee's weapon
21. Capital city of Uganda
23. Humanity
24. 6/49 and Lotto Max ticket add-ons
25. Fixed stare
26. Icelandic epic
27. ___ New Guinea
29. Alberta town half-an-hour north of Calgary
34. Play ___ (Do this in an orchestra, perhaps)
35. ___ Islands, Indonesia
36. Freshwater fish
37. 1970s rec room walls choice
39. Reindeer: French
40. River islets
41. Permission requester's opener...: 2 wds.
42. ___ fasciitis (Heel problem)
46. Not-in-a-group showbiz performance: 2 wds.
49. Mozart's musical rival in "Amadeus" (1984)
50. Having soup and a salad: 2 wds.
51. Singer Ms. Baker
52. In the thick ___
54. Norway's capital
55. Shakespeare: Character in All's Well That Ends Well, variantly
56. Faux pas
57. Eager
58. Pine for
59. PR people, puny-ly
60. Jalalabad's country, for short

DOWN
1. Muscle cramp
2. Rice alternative
3. Making-a-meal need, often: 2 wds.
4. Dolly Parton song
5. "___..." (Prayer opener)
6. Fam. tree member
7. Creation by Chéticamp, Nova Scotia artist Elizabeth LeFort (b.1914 - d.2005): 2 wds.
8. Oprah's production company
9. ___ monitor (Device one often sees singers remove)
10. Equal, to Marie-Claire
11. Some baby parents, to babies
13. One of Egypt's famous three pyramids
15. Star of HBO Canada's "Sensitive Skin": 2 wds.
20. Geographic location of #13-Down: 2 wds.
22. 'Ets' equivalents in English
26. Nets
27. Drivel
28. ___ peel (Dermatology procedure)
29. Ms. Balfe (Irish star of "Outlander", on Showcase)
30. Query to the seemingly injured: 3 wds.
31. Body of water on which the Greek island of Corfu is situated: 2 wds.
32. Bleed
33. Jeanne d'Arc, e.g.
38. Fibber
41. Purposeful sayings
42. Hymn
43. Island of Hawaii
44. Letter As, in Arabic
45. Fun-spelling evenings
46. Gulf of ___ Lawrence
47. ___ (Music symbol)
48. Sisqo's "___ Song"
53. Daze

IT'S ALL IN THE STARS Your daily horoscope by Francis Drake

Aries March 21 - April 20
Right now in your work, you feel balanced between what you want to do and what you think is possible. It's as if your hopes and dreams are more lined up with reality.

Taurus April 21 - May 21
You have a realistic view on how much you can spend on recreation. Everything has its limits (unless you have a money tree growing in your backyard).

Gemini May 22 - June 21
You feel reassured with the obligations of partnerships and what you want to achieve at home. Somehow, they are starting to dovetail.

Cancer June 22 - July 23
Your enthusiasm and positive frame of mind support your hard-working energy now. In other words, your attitude is helping you get things done. Bravo!

Leo July 24 - Aug. 23
It's encouraging that your hard work is literally paying off. When the money flows in, you don't mind the effort. It's true — no pain, no gain.

Virgo Aug. 24 - Sept. 23
The more you work to solidify your home base, the happier you feel. Keep doing repairs or whatever is needed so you feel secure where you live. This gives you a warm feeling in your tummy.

Libra Sept. 24 - Oct. 23
Even though you know that things are loosey-goosey in terms of potential job changes or residential moves, your faith in your own future is what keeps you strong. Good!

Scorpio Oct. 24 - Nov. 22
The positive feedback you get from friends and groups that you deal with reassures you of your values. And it is your values that attract people to you.

Sagittarius Nov. 23 - Dec. 21
As you begin your new journey, it's important to know that you impress bosses and influential people. Why not use their help and influence to open doors for you?

Capricorn Dec. 22 - Jan. 20
Although you are downsizing and letting go of many things, you can expand your world through knowledge, further education and travel. Look for ways to do this.

Aquarius Jan. 21 - Feb. 19
Because the support of others is forthcoming, you see ways to help those who are less fortunate, especially through nonprofit organizations or charitable clubs.

Pisces
Feb. 20 - March 20
The success of friendships and partnerships is definitely part of your time of harvest right now. These relationships are one reason you feel proud.

CONCEPTIS SUDOKU by Dave Green

Every row, column and box contains 1-9

	2	4			5			
6			4		9			
			8		1		3	
			3		6		5	
		3			7	9	4	1
	7						8	
5							2	
1							6	
9	8	2	5				1	

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YESTERDAY'S ANSWERS

Your daily crossword and Sudoku answers from the play page.

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4	8	3	1	9	2	6	7	5
6	9	5	8	7	3	2	4	1
2	7	1	4	5	6	8	9	3
1	4	8	5	6	7	9	3	2
5	2	7	3	1	9	4	6	8
3	6	9	2	8	4	1	5	7
8	3	6	9	2	5	7	1	4
9	5	2	7	4	1	3	8	6
7	1	4	6	3	8	5	2	9

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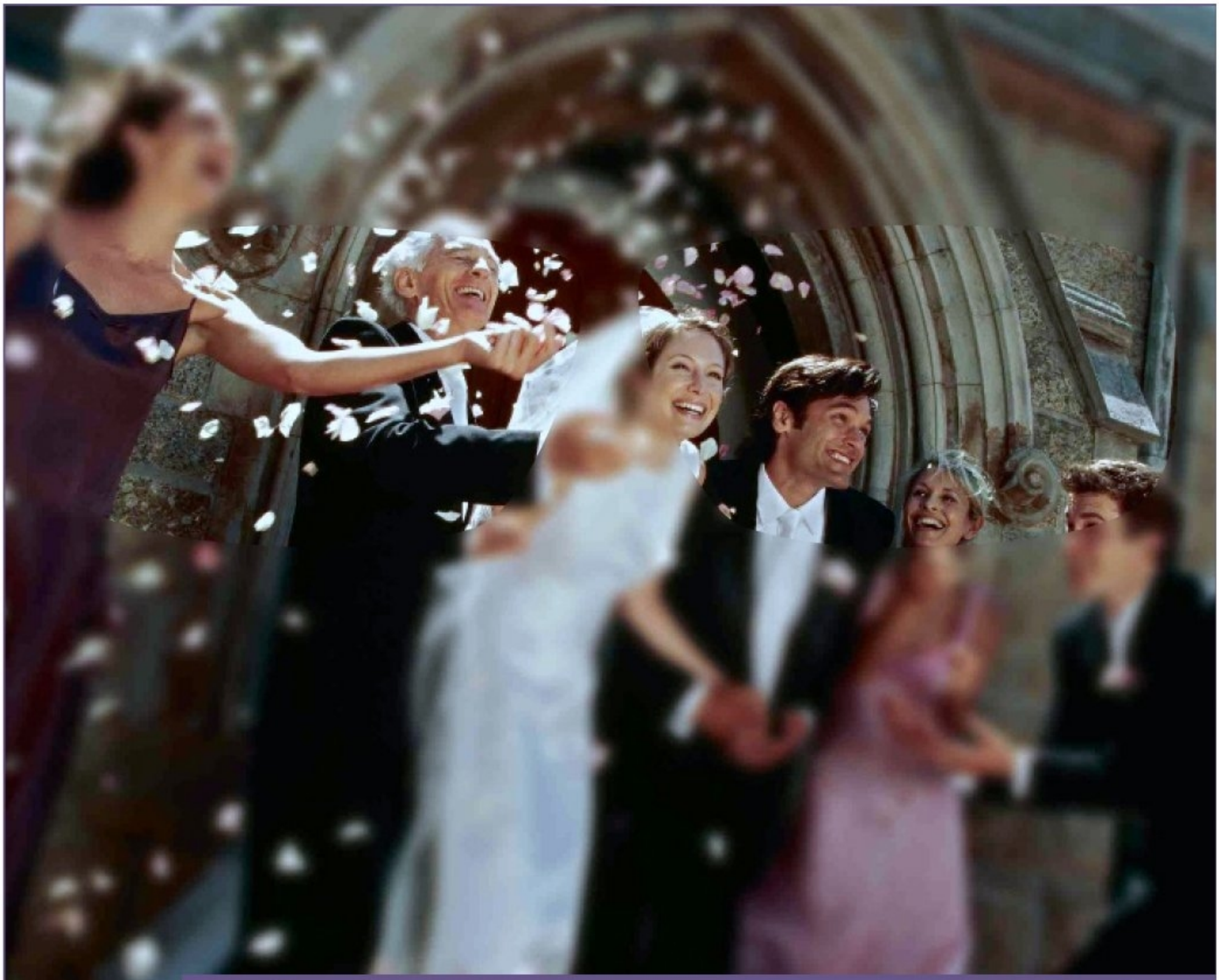

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